

096.0

0001

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

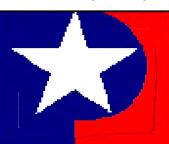
Total Card / Total Parcel
1,329,900 / 1,329,900

USE VALUE:

1,329,900 / 1,329,900

ASSESSED:

1,329,900 / 1,329,900


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
109		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PRIVITERA PHILIP J/TRUSTEE

Owner 2: 109 COLUMBIA RD TRUST

Owner 3:

Street 1: 59 UNION SQUARE

Street 2:

Twn/City: SOMERVILLE

St/Prov: MA Cntry: Own Occ: N

Postal: 02143 Type:

PREVIOUS OWNER

Owner 1: DARDENO RONALD A -

Owner 2: -

Street 1: 109 COLUMBIA RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 16,470 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Brick Veneer Exterior and 2491 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION						BATH FEATURES						COMMENTS						SKETCH								
Type:	6 - Colonial		Full Bath		2	Rating:		Very Good																		
Sty Ht:	2A - 2 Sty +Attic		A Bath:		Rating:																					
(Liv) Units:	1	Total:		1	3/4 Bath:		Rating:																			
Foundation:	3 - BrickorStone		A 3QBth:		Rating:																					
Frame:	1 - Wood		1/2 Bath:		1	Rating:		Very Good																		
Prime Wall:	8 - Brick Veneer		A HBth:		Rating:																					
Sec Wall:			OthrFix:		Rating:																					
Roof Struct:	1 - Gable		OTHER FEATURES																							
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:		Very Good																			
Color:	RED BRICK		A Kits:	Rating:																						
View / Desir:							Fpl:	1	Rating:		Very Good															
GENERAL INFORMATION						WSFlue:	Rating:																			
Grade:	B - Good		CONDOS INFORMATION																							
Year Blt:	1927	Eff Yr Blt:							Location:																	
Alt LUC:			Alt %:							Total Units:																
Jurisdct:	G6		Fact:	.							Floor:															
Const Mod:							% Own:							Name:												
Lump Sum Adj:							DEPRECIATION																			
INTERIOR INFORMATION						Phys Cond:	VG - Very Good	4.6	%																	
Avg Ht/FL:	STD		Functional:																							
Prim Int Wall:	2	- Plaster	Economic:																							
Sec Int Wall:			Special:																							
Partition:	T - Typical		Override:																							
Prim Floors:	3 - Hardwood		Total:		4.6	%																				
Sec Floors:			CALC SUMMARY																							
Bsmnt Flr:	12 - Concrete		Basic \$ / SQ:		125.00		COMPARABLE SALES																			
Subfloor:			Size Adj.:		1.09890974								Rate	Parcel ID	Typ	Date	Sale Price									
Bsmnt Gar:			Const Adj.:		1.02989697																					
Electric:	3 - Typical		Adj \$ / SQ:		141.470																					
Insulation:	2 - Typical		Other Features:		114874																					
Int vs Ext:	S		Grade Factor:		1.33																					
Heat Fuel:	1 - Oil		NBHD Inf:		1.00000000																					
Heat Type:	3 - Forced H/W		NBHD Mod:																							
# Heat Sys:			LUC Factor:		1.00																					
% Heated:	100	% AC:	Adj Total:		717018																					
Solar HW:	NO	Central Vac:	Depreciation:		32983																					
% Com Wall:	% Sprinkled:		Depreciated Total:		684035																					
MOBILE HOME						Make:			Model:			Serial #:			Year:			Color:								
SPEC FEATURES/YARD ITEMS						PARCEL ID 096.0-0001-0006.0																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
4	Garage W/Lof	D	Y	1	22X20	A	AV	1930	22.75	T	40	101			6,000		6,000									
More: N	Total Yard Items:	6,000		Total Special Features:					Total:	6,000																

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,327	42,440	56,319	UAT	100	FLA	60	V	
FFL	First Floor	1,327	141,470	187,731						
SFL	Second Floor	1,012	141,470	143,168						
WDK	Deck	642	7,780	4,997						
STG	Storage	411	6,680	2,746						
UAT	Upper Attic	253	96,910	24,518						
OFF	Open Porch	180	26,430	4,758						
Net Sketched Area: 5,152				Total:	424,237					
Size Ad	2339	Gross Are	5911	FinArea	2491					

SUB AREA DETAIL

IMAGE

AssessPro Patriot Properties, Inc